



'Heathfield', Godmans Lane,
Kirk Ella, Westella Road, HU10 7NY
Offers In The Region Of £499,950



ABOUT THE PROPERTY

****NO CHAIN - VACANT POSSESSION****

OFFERS INVITED on this beautiful, spacious family residence positioned in one of the most desirable areas in the region. The current owner has upgraded & maintained the property to a high standard ensuring it meets the needs of contemporary family life while retaining its character and charm.

This detached property boasts: A light, airy L-shaped entrance hallway leading off to a spacious lounge room with ornate archways through to its orangery/dining area. A newly fitted modern kitchen (with integrated appliances), a useful separate utility/laundry room, office, cloakroom/wc.

The elegant stairway leads off to the first floor landing where you will find three well-proportioned bedrooms (all fitted) providing more than ample space for relaxed family living, whilst the newly fitted modern shower room adds a touch of convenience.

Externally the property caters to family life perfectly with its block paved driveway providing multiple vehicular parking space, secure electric gates, with the benefit of CCTV & full alarm installation. The landscaped private garden is a relaxing peaceful space to the rear of the property. With its combination of space, style, and prime setting this home really is a must-see to truly be appreciated.

Call: 01482 662211 (Brough Office)







ACCOMMODATION COMPRISES:

GROUND FLOOR

L-SHAPED ENTRANCE HALL

3.25 x 1.31 (10'7" x 4'3")

with a Composite entrance door and glazed side panels, LVT 'Amtico' flooring, dado rail and coving. Two ceiling lights, radiator, understairs cupboard. Wall lights and cloaks cupboard.

DOWNSTAIRS CLOAKROOM & WC

1.46 x 1.19 (4'9" x 3'10")

Newly fitted 'Walnut' modern suite, half tiled. Comprises: low level WC, vanity wash basin with cupboards above window to side, tiled flooring with underfloor heating, and ceiling light.

NEWLY FITTED KITCHEN

3.67 x 3.80 (12'0" x 12'5")

A modern range of high gloss base, floor and wall mounted units with complimentary granite worksurfaces and upstands. Built in 'breakfast bar' with storage drawers beneath incorporating wine cooler. One and half bowl composite single drainer sink unit with chrome mixer tap and instant hot water tap, built in wall mounted AEG double oven/microwave and warming drawer, glass induction hob with glass splash back & electric filter hood over, dishwasher. Window to rear elevation, recessed spotlights, external door to side.

L-SHAPED LOUNGE

5.83 x 5.43 (19'1" x 17'9")

Window to front elevation, coving, two radiators, feature fire surround with marble inset and hearth housing coal effect gas fire. Wall lights, ceiling light, ornate arches through to...

ORANGERY/DINING AREA

5.61 x 2.10 (18'4" x 6'10")

Light, spacious room with double sliding patio doors leading out to the rear aspect. Twin sky lights, wall lights, coving.

UTILITY ROOM

2.28 x 2.79 (7'5" x 9'1")

Glazed exit door off to side. Space for washer/dryer and fridge/freezer. Newly fitted modern range of base and wall mounted units with complimentary worksurfaces, single drainer sink unit with mixer tap, LVT flooring.

SEPARATE OFFICE SPACE

2.69 x 2.46 (8'9" x 8'0")

Window to side elevation, fitted with a range of built in storage, desk and drawers.

FIRST FLOOR

LANDING

Gallery landing with loft hatch, chandelier ceiling light fitting, wall lights, window to front elevation, dado rail, and airing cupboard.

MASTER BEDROOM

3.75 x 5.42 max (12'3" x 17'9" max)

Spacious room with dual aspect to front and rear, eaves storage, built in cupboard, ornate coving and ceiling light. Radiator.

BEDROOM TWO (DOUBLE)

5.54 x 2.65 (18'2" x 8'8")

A double room with tiled built in shower cubicle with electric shower head, vanity wash basin and mirror over. A range of fitted storage/wardrobes to one wall plus drawers. Dual aspect to front and side elevation, recessed ceiling spot lights.

BEDROOM THREE (DOUBLE)

3.70 x 3.00 (12'1" x 9'10")

A further double room fitted with a range of built in storage, cabin beds & drawers. Cupboard housing boiler, radiator, ceiling light.

NEWLY FITTED SHOWER SUITE

2.03 x 2.44 (6'7" x 8'0")

Modern newly fitted three piece suite, fully tiled comprising of large walk in shower with soak away, waterfall thermostatic shower head and hand held attachment, wall mounted vanity wash hand basin with storage beneath. Low level WC, Window to rear, and downlights. Heated chrome towel rail.

OUTSIDE (Front & Rear)

To the front of the property a block paved driveway provides multiple vehicular parking, with secure electric gates & pedestrian gate, outside security lighting. The rear has side access to either side of the residence where you will find a private garden area newly landscaped to incorporate a paved patio adjacent to the property. Lawn with well established flower, shrubs and trees and laurels. There is also the added benefit of a Summer house, timber boundary fencing provides security and privacy. Outside tap.

IMPORTANT ADDITIONAL INFORMATION

Please be advised that the property has over the most recent years undergone upgrades and improvements to include:

*New roof & lights replaced rear of lounge and new french sliding doors. *Ground floor cloak room upgrade refitted to include under floor heating. *Fitted Bedroom Furniture and wardrobes in Bedroom 2. *Utility refitted, *Bathroom completely re-modelled, installation of full new modern suite. *All internal & exit doors replaced. *Stair balustrade replaced and newly fitted carpet. *New porch and entrance flooring. *Newly refitted kitchen to include a range of built in appliances, additional benefit of under floor heating. *New boiler within the last 5 years. *Electric controlled security gates, CCTV, fitted Alarm & RING doorbell.

PLEASE NOTE: There is a range of extras available by separate negotiation.

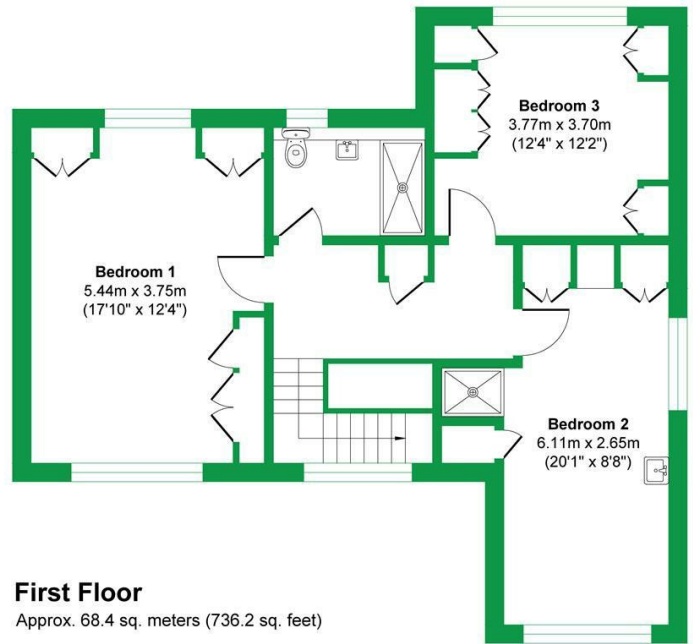
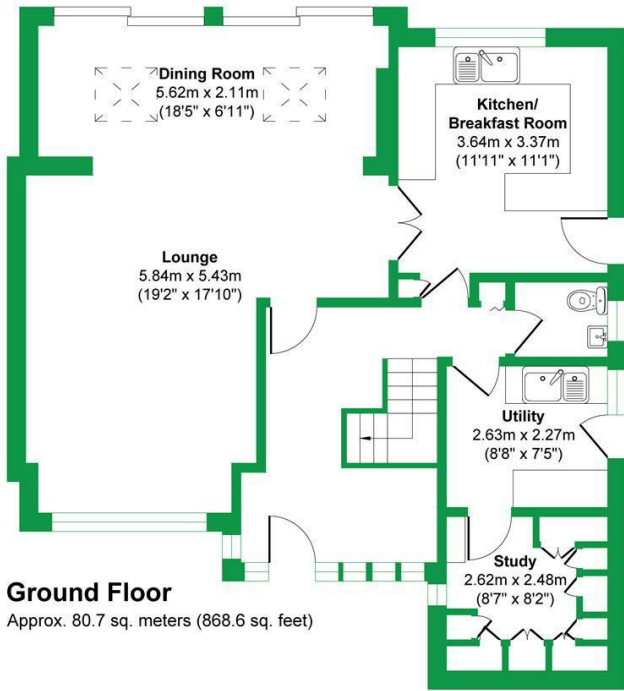
SERVICES

Mains gas, water, electricity and drainage are connected to the property.

APPLIANCES

None of the appliances have been tested by the current selling agents.





Total area: approx. 149.1 sq. meters (1604.8 sq. feet)

The plan is for illustrative purposes only.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

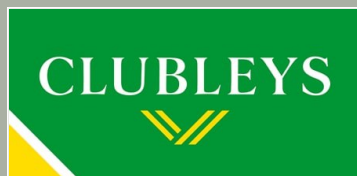
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.